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IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF ALASKA

UNITED STATES OF AMERICA,)	
)	Case No. 3:24-cv-00157
Plaintiff,)	
)	Joint Status Report
v.)	
)	
DAVIDE W. JAMES,)	
THERESA M. RONCO JAMES,)	
COASTAL COMMUNITY BANK, and)	
MUNICIPALITY OF ANCHORAGE,)	
)	
Defendants.)	
_____)	

In accordance with the Court's September 25 order, the United States and the Municipality of Anchorage submit this joint status report regarding the priority of the parties' liens.

The parties agree that the proceeds from a sale of the subject property will be distributed as follows.

Party	Lien/Basis for payment
Costs and expenses of sale	Mutual agreement
Municipality of Anchorage	To the extent there is any unpaid amount owed to the municipality to which 26 U.S.C. § 6323(b)(6) applies, on the date of the sale of the subject property such amount will be pro-rated through the date

	of the sale confirmation and distributed to the county
The United States of America	To satisfy the federal tax liens

At the United States' request, the Municipality of Anchorage will provide payoff information regarding the amount owed on its liens set forth in the table above.

If the parties cannot stipulate as to the amounts of their liens set forth in the table above, the parties will file written briefs setting forth their positions and request that the Court determine the amounts owed on the above liens.

The United States is trying to contact Defendants Davide James and Theresa Ronco James to ask whether they will consent to judgment. If Defendants do not consent to judgment, the United States will move for default judgment by December 13, 2024.

Respectfully submitted September October 9, 2024.

DAVID A. HUBBERT
Deputy Assistant Attorney General

/s/ Matt Uhalde
MATTHEW UHALDE
Trial Attorney
United States Department of Justice

/s/ Jason Thomas
JASON THOMAS
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PO Box 196650
Anchorage, AK 99519

Certificate of Service

I certify that on October 9, 2024, I filed this document via CM/ECF, which will serve all parties who have appeared. In addition, I am mailing this document to the following:

Theresa Ronco James
18520 Kittiwake Circle
Anchorage, AK 99516

Davide James
18520 Kittiwake Circle
Anchorage, AK 99516

/s/ Matt Uhalde
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